



Ocala

City Council

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Tuesday, April 1, 2025

4:00 PM

1. Call to Order

2. Roll Call

Present: Mayor Ben Marciano
Pro Tem Ire J. Bethea Sr
Council Member James P. Hilty Sr
Council Member Barry Mansfield
Council Member Jay A. Musleh
Council President Kristen M. Dreyer

- Municipal Officers/Others Present: The meeting was also attended by City Manager Peter Lee, City Attorney William Sexton, Assistant City Manager Ken Whitehead, City Clerk Angel Jacobs, Deputy City Clerk Pamela Omichinski, Fire Chief Clint Welborn, Police Chief Michael Balken, Internal Auditor Randall Bridgeman, Finance Director Peter Brill, City Projects Director Tye Chighizola, Drake, Multimedia & Communications Coordinator Danielle Dyals, Director of Airport Matthew Grow, Planning Director Aubrey Hale, Budget Director Tammi Haslam, Community Development Services Director James Haynes, Director of Parks & Recreation Julie Johnson, HR/Risk Management Director Devan Kikendall, City Engineer & Director of Water Resources Sean Lanier, Chief Financial Officer Janice Mitchell, Director of Public Works Darren Park, Director of Electric Utility Doug Peebles, Director of Ocala Fiber Network Mel Poole, IT Director Christopher Ramos, Strategic & Legislative Affairs Administrator Jeannine Robbins, Procurement & Contracting Officer Daphne Robinson, Growth Management Director Jeff Shrum, Chief of Staff Chris Watt, Ocala Police Dept Representative, IT Representative, The Press and other interested parties.

2a. New Employees

- Rachel Herman, Information Technology
- David Ilmaleota, Public Works

3. Public Notice

- **Public Notice for the April 1, 2025 City Council Regular Meeting was posted on March 14, 2025**

4. Proclamations and Awards

- 4a.** Presentation of the Water Conservation Month Proclamation to Ocala Water Resources Assistant Director Rusella Bowes-Johnson, Government Affairs Regional Manager, Southwest Florida Water Management District Carrieann Adkins, and to Intergovernmental Coordinator, St. Johns River Water Management District William White

Mayor Marciano presented a proclamation for Water Conservation Month. The City

proclaims the month of April 2025, as Water Conservation Month. Mr. White discussed the importance of maintaining the aquifer through water conservation. He encouraged everyone to reconsider their irrigation practices at home and reduce watering their lawn to twice a week to conserve water.

- 4b.** Presentation of the Fair Housing Month Proclamation to James Haynes, Director of Community Development Services and staff, Community Legal Services, Marion County Community Services, Ocala Housing Authority, Habitat for Humanity of Marion County, Housing Finance Authority of Marion County, Ocala/Marion Association of Realtors, and City of Ocala's Affordable Housing Advisory Committee

Mayor Marciano presented a proclamation for Fair Housing Month. The City proclaims the month of April 2025, as Fair Housing Month.

5. Presentations

- 5a.** The Annual Marion Cultural Alliance (MCA) presentation by Jaye Baillie, Executive Director of the MCA at Brick City Center for the Arts

Jaye Baillie, Executive Director of Marion Cultural Alliance (MCA), presented the Annual MCA Presentation. She provided a brief overview of the MCA's mission in the community, partnerships, grant funding, programs, and artist resources.

Mayor Marciano noted the presentation listing the Ocala Civic Theatre as a funding source. He asked if the MCA is involved with supporting the theatre currently. Ms. Baillie responded the theatre receives a grant from the MCA most years, and that the MCA is promoting their campaign to Save the Civic.

6. Consent Agenda

Consent Agenda items are considered to be routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of Council or the public request specific items to be removed for separate discussion and action.

RESULT: APPROVED THE CONSENT AGENDA

MOVER: James P. Hilty Sr

SECONDER: Ire J. Bethea Sr

AYE: Bethea Sr, Hilty Sr, Mansfield, Musleh, and Dreyer

- 6a.** Approve Task Work Order No. 1 under the City's continuing professional engineering services agreement with McKim & Creed, Inc., for the provision of engineering services related to the Collection System Action Plan and Power Outage Contingency Plan in the amount of \$57,570
- 6b.** Approve Florida Department of Environmental Protection Petroleum Cleanup Participation Program Agreement for Art Park and West Lake Tuscahill with a City copayment of \$25,000
- 6c.** Approve the purchase of a retractable file system for the Ocala Police Department's Records Division utilizing a Sourcewell Cooperative Purchasing Agreement in the

amount of \$69,995

- 6d.** Approve the purchase of a 200kW generator from Cummins, Inc. utilizing a Sourcewell Cooperative Purchasing Agreement in the amount of \$67,515
- 6e.** Approve award of contracts to Stejack Construction, LLC, and Central Florida Equity Builders, LLC, for residential rehabilitation services for the Brown residence located on NW 11th Avenue with a total project cost not to exceed \$54,385
- 6f.** Approve one-year contract renewal of the agreement with Cellebrite, Inc., for forensic software with an estimated expenditure of \$86,380
- 6g.** Approve an electric easement to Duke Energy on City owned parcel No. 37517-000-00
- 6h.** Approve appointment of Angie Clifton to a four-year term ending March 1, 2029, and Wendy Kebrdle to an unexpired term ending March 1, 2026, on the North Magnolia Redevelopment Advisory Committee
- 6i.** Approve minutes from March 18, 2025, City Council meeting

7. Consent Agenda Items Held for Discussion

Should any items be removed from the Consent Agenda for discussion, they will be discussed at this time.

8. Introduction and First Readings of Ordinances

(Second and Final Reading - April 15, 2025)

- 8a.** Introduce Ordinance 2025- 22 to rezone two parcels of land containing approximately 1.34 acres, located at 1533 and 1541 NE 14th Street (Parcel 26486-000-00 and 26486-001-00) from RO, Residential Office, to R-3, Multi-Family Residential (Case ZON25-0003) (Quasi-Judicial)

Introduced By: Jay A. Musleh

9. Public Hearings / Second and Final Readings / Adoption of Ordinances

10. General Business

- 10a.** Approve the continued use of the State of Florida Alternative Source Agreement for the purchase of bulletproof vests from Federal Eastern International in an amount not to exceed \$198,215

There being no discussion the motion carried by roll call vote.

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Barry Mansfield

AYE: Bethea Sr, Hilty Sr, Mansfield, Musleh, and Dreyer

- 10b.** Approve the utilization of the General Services Administration's Multiple Award Schedule for the purchase of a Lenco BearCat armored vehicle in the amount of \$378,165

Council Member Musleh questioned the cost and need of an armored vehicle within

Ocala and suggested the funds may be better used on other things.

Police Chief Mike Balken explained the department's need for a new vehicle to support employee safety and high workloads. He stated the current vehicle in use at OPD is 11 years old, cumbersome for officers to use and is used on a near weekly basis. As well, the SWAT team often works in tandem with the Sheriff's Office in executing high-risk search warrants.

Mayor Marciano, Council President Dreyer, and Council Member Hilty, spoke in support of the department's request.

There being no further discussion the motion carried by roll call vote.

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Barry Mansfield

AYE: Bethea Sr, Hilty Sr, Mansfield, Musleh, and Dreyer

- 10c.** Adopt Budget Resolution 2025-141 amending the Fiscal Year 2024-25 budget to appropriate funds from the Infrastructure Sales Surtax Reserve for Fund Balance account to purchase a Lenco BearCat armored vehicle in the amount of \$378,165

Sylvia Thomas, 2001 SW 5th Place, requested clarification on items 10(b) and 10(c).

Council President Dreyer clarified agenda items 10(b) as the approval of the vehicle purchase and 10(c) appropriating the funds.

There being no further discussion the motion carried by roll call vote.

RESULT: ADOPTED

MOVER: James P. Hilty Sr

SECONDER: Barry Mansfield

AYE: Bethea Sr, Hilty Sr, Mansfield, Musleh, and Dreyer

- 10d.** Approve one-year renewal of contract with American Pipe & Tank, Inc., for the provision of wastewater services with an aggregate expenditure not to exceed \$100,000

There being no discussion the motion carried by roll call vote.

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: Ire J. Bethea Sr

AYE: Bethea Sr, Hilty Sr, Mansfield, Musleh, and Dreyer

- 10e.** Approve award of contract with All Webbs Enterprises, Inc., for the construction of two Upper Floridan Aquifer Wells at Water Treatment Plant No. 2 with a bid of \$1,117,700 plus a 10 percent contingency of \$111,770 and the cost of nine alternate bid items equaling \$250,000 for a total expenditure of \$1,479,470

There being no discussion the motion carried by roll call vote.

RESULT: APPROVED

MOVER: Barry Mansfield

SECONDER: Ire J. Bethea Sr

AYE: Bethea Sr, Hilty Sr, Mansfield, Musleh, and Dreyer

- 10f.** Approve additional expenditures and associated task work orders under the City's continuing professional engineering services agreement with Black & Veatch Corporation increasing the aggregate threshold from \$500,000 to \$1,000,000

There being no discussion the motion carried by roll call vote.

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: James P. Hilty Sr

AYE: Bethea Sr, Hilty Sr, Mansfield, Musleh, and Dreyer

- 10g.** Adopt Budget Resolution 2025-142 amending the Fiscal Year 2024-25 budget to appropriate funds from the Stormwater Reserve for Contingencies account for continuing professional engineering services in the amount of \$500,000

There being no discussion the motion carried by roll call vote.

RESULT: ADOPTED

MOVER: James P. Hilty Sr

SECONDER: Jay A. Musleh

AYE: Bethea Sr, Hilty Sr, Mansfield, Musleh, and Dreyer

- 10h.** Approve the First Amendment and the additional expenditures under the piggyback agreement with Utility Metering Solutions, LLC, for the installation and integration of a fixed network metering system for the Water Resources Department in the estimated amount of \$700,000

There being no discussion the motion carried by roll call vote.

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Barry Mansfield

AYE: Bethea Sr, Hilty Sr, Mansfield, Musleh, and Dreyer

- 10i.** Approve Amendment No. 1 to Agreement No. LPA0709 between the Florida Department of Environmental Protection and the City of Ocala for the Lower Floridan Aquifer Conversion (Phase V) Project to appropriate additional funding in the amount of \$250,000

There being no discussion the motion carried by roll call vote.

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Barry Mansfield

AYE: Bethea Sr, Hilty Sr, Mansfield, Musleh, and Dreyer

- 10j.** Adopt Budget Resolution 2025-143 appropriating additional funds from the Florida Department of Environmental Protection for the Lower Floridan Aquifer Conversion (Phase V) Project in the amount of \$250,000

There being no discussion the motion carried by roll call vote.

RESULT: ADOPTED

MOVER: Ire J. Bethea Sr

SECONDER: Barry Mansfield

AYE: Bethea Sr, Hilty Sr, Mansfield, Musleh, and Dreyer

- 10k.** Approve award of a three-year contract to Southern Lawn Care Mid Florida, Inc., for the provision of stormwater grounds maintenance services for the City's northwest section in the amount of \$193,158

There being no discussion the motion carried by roll call vote.

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: Barry Mansfield

AYE: Bethea Sr, Hilty Sr, Mansfield, Musleh, and Dreyer

- 10l.** Approve a two-year multi-award contract for mowing and lot clearing contract to Native Tree of Central Florida, Inc., and Pure Cuts Lawn and Maintenance, LLC, with an aggregate value not to exceed \$400,000

There being no discussion the motion carried by roll call vote.

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Barry Mansfield

AYE: Bethea Sr, Hilty Sr, Mansfield, Musleh, and Dreyer

- 10m.** Approve the purchase of Microsoft 365 cloud subscription and server and desktop licenses from SHI International utilizing a Sourcewell Cooperative Purchasing Agreement in the amount of \$303,545

Council Pro Tem Bethea asked for clarification on the terms of the contract.

Procurement & Contracting Officer Daphne Robinson clarified the agenda item is the one-year renewal under the three-year contract.

There being no further discussion the motion carried by roll call vote.

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Barry Mansfield

AYE: Bethea Sr, Hilty Sr, Mansfield, Musleh, and Dreyer

11. Internal Auditor's Report

12. City Manager's Report

- Strategic Planning Session scheduled for April 10, 2025

City Manager Pete Lee reported the Strategic Planning Session scheduled for April 10, 2025, will start at 8:30 am and end at 2:30 pm.

13. Ocala Police Department Report

- Overview of Crime and Traffic Stops

Police Chief Mike Balken reported on the Police Departments efforts for a two-week period, March 17, 2025 to March 30, 2025: 34 significant crimes, 211 arrests, 132 FIRs, and 1,256 traffic stops.

Council Member Bethea recognized the department for their community support efforts.

14. Ocala Fire Rescue Department Report

- Unit Responses

Fire Chief Clint Welborn reported on unit responses for a two-week period, March 18, 2025 to March 31, 2025. The two busiest units: Fire Rescue One (160 unit responses) and Fire Engine Four (110 unit responses).

- Service calls update

Fire Chief Clint Welborn reported on call type spotlights for a two-week period, March 18, 2025 to March 31, 2025: motor vehicle accidents 74, structure fires 6, and community paramedicine/core 51, and 918 calls for service, with 6,199 calls-to-date.

- Department Highlights

Fire Chief Clint Welborn reported the department responded to several incidents: rollover on 1-72 (March 20, 2025), RV fire on NW 9th Street (March 24, 2025), and van fire on NW 9th Street (March 26, 2025). Furthermore, the department participated in several events: Parade of Senior Services (March 21, 2025), Employee Academy (March 27, 2025), and Preparedness Expo (March 25, 2025). He will follow-up with Mayor Marciano regarding the number of service calls for year 2024. To note, the department has seen a decrease in services calls and traffic for the last two-week period.

Council President Dreyer expressed concern about home fires caused by lithium-ion batteries and lack of public awareness on the safe storage of said batteries. Chief Welborn confirmed the department will perform community outreach to educate the public regarding lithium-ion battery safety.

15. City Attorney's Report

16. Public Comments

17. Informational Items and Calendaring Items

- Wednesday, April 9, 2025 - 12:00pm and 5:30pm - Parking Garage No. 2 Public Information Sessions - IHMC
- Thursday, April 10, 2025 - 8:30am to 2:00pm - City Council Annual Strategic Planning Session - Reilly Arts Center
- Tuesday, April 15, 2025 - 3:45pm - CRA Board meeting - Council Chambers
- Tuesday, April 15, 2025 - 4:00pm - City Council meeting - Council Chambers
- Tuesday, April 29, 2025 - 12:00pm - City Council Workshop Re: Water Rate Study - Council Chambers
- Tuesday, May 6, 2025 - 3:30pm - Audit Committee meeting- Council Chambers
- Tuesday, May 6, 2025 - 4:00pm - City Council meeting - Council Chambers
- Tuesday, May 13, 2025 - 12:00pm - City Council Workshop Re: Solid Waste/Sanitation - Council Chambers
- Tuesday, May 20, 2025 - 3:45pm - CRA Board meeting - Council Chambers
- Tuesday, May 20, 2025 - 4:00pm - City Council meeting - Council Chambers
- Tuesday, May 27, 2025 - 3:00pm - TPO Meeting - Marion County Commission Auditorium

17a. Informational Update: Dearmin Substation Transformer Purchase and Cost Escalation

17b. Power Cost Adjustment Report - February 2025

17c. Monthly budget to actual report and Capital Improvement Project status report as of February 28, 2025

17d. Executed Contracts Under \$50,000

18. Comments by Mayor

- Step Challenge update

Mayor Marciano reported the Step Challenge has ended; challenge highlights will be presented at the next City Council meeting.

- School Fitness Challenge

Mayor Marciano reported the Mayor's Fitness Challenge for public schools was a great success, with over 4,000 students participating in partnership with the Hospital District.

- Farming to promote healthy lifestyles

Mayor Marciano shared his wonderful experience visiting Four Roots Farm in Orlando, FL. The plan is to educate the public on nutritional health to promote health lifestyles.

Recognition of City Council Member Hilty

Mayor Marciano recognized Council Member Hilty for his community support efforts.

19. Comments by City Council Members**20. Adjournment**

- **Adjourned at 4:55 pm**
- **Minutes**

Kristen M. Dreyer
Council President

Angel B. Jacobs
City Clerk